



Case Number **SP-17-010**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
August 15, 2017

Council District 6

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: Candleridge HOA

Support: Summer Creek Ranch HOA

Continued	Yes <u>X</u>	No <u> </u>
Case Manager	<u>Laura Evans</u>	
Surplus	Yes <u> </u>	No <u>X</u>
Council Initiated	Yes <u> </u>	No <u>X</u>

Owner / Applicant: Chisolm Summer Creek, LLC

Site Location: 9100 - 9400 blocks Summer Creek Drive Mapsco: 102 V, Z

Proposed Use: Required site plan for PD 971 to add Multifamily

Companion Cases: ZC-15-034/PD 971

Background:

The property is located near the corner of McPherson Blvd. and Summer Creek Drive. The applicant is proposing a site plan for multifamily uses. The PD zoning was approved in 2015 for all uses in "D" with a maximum of 24 units per acre; site plan required.

During the Zoning Commission, the applicant indicated they met with the Summer Creek Ranch, Summer Creek South, and Panther Heights neighborhood associations. The Summer Creek Ranch HOA has submitted a letter of no objection to the project.

The case was continued from the August 1 hearing to allow for more time to work on site plan.

Site Information:

Owner:	Chisolm Summer Creek, LLC
	306 Main Street
	Fort Worth, TX 76102
Agent	Dunaway Associates (Chance LeBlanc)
Acreage:	10.391 acres
Comprehensive Plan Sector:	Far Southwest
Surrounding Zoning and Land Uses:	
North	"PD-971" PD/D with a maximum of 24 units per acre; site plan required / vacant
East	"CF" Community Facilities / vacant
South	"E" Neighborhood Commercial / vacant
West	"G" Intensive Commercial / vacant

Site Plan Comments:

The site plan as submitted is in general compliance with the zoning regulations.

Compliance with the item noted above shall be reflected on the site plan.

TPW:

No Comments at this time

Platting:

No Comments at this time

Fire:

No Comments at this time

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, Parks and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Recent Relevant Zoning and Platting History:

Zoning History: ZC-15-034, from "E" Neighborhood Commercial to "PD/D" Planned Development for "D" High Density Multifamily with a maximum of 24 units per acre, site plan required. Effective 7/14/15 (subject property)

Platting History: None

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Summer Creek	Neighborhood Connector	Neighborhood Connector	No
McPherson	Neighborhood Connector	Neighborhood Connector	No

Public Notification:

300 foot Legal Notifications were mailed on May 22, 2017.

The following organizations were notified: (emailed May 16, 2017)

Organizations Notified	
District 6 Alliance	Fort Worth League of Neighborhood Associations, INC.
Summer Creek South HA*	Trinity Habitat for Humanity
Streams And Valleys Inc.	Crowley ISD

**Closest registered neighborhood organization*

Attachments:

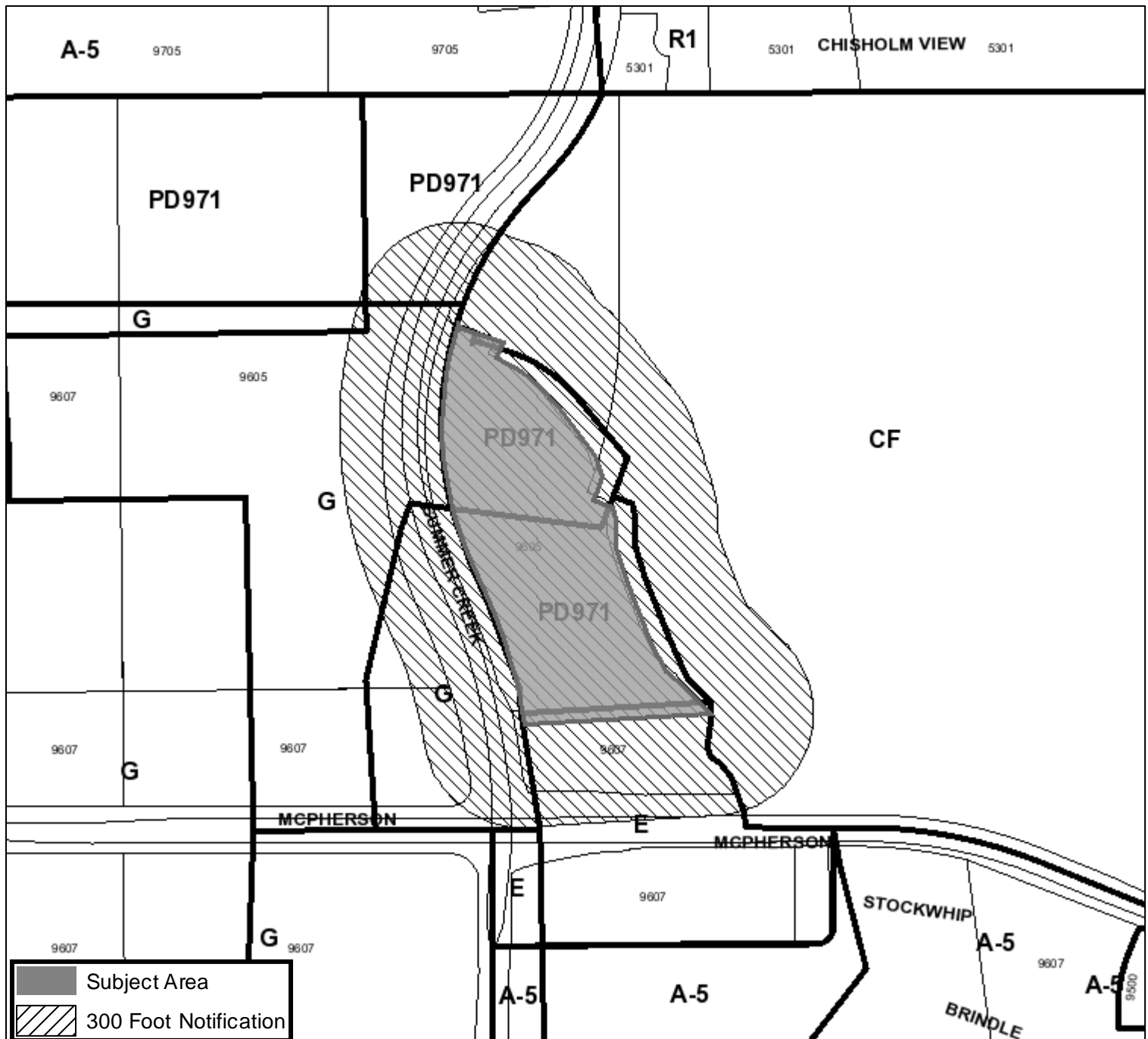
- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- Minutes from the Zoning Commission meeting



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Area Zoning Map

Applicant: Chisholm Summer Creek, LLC
Address: 9100 - 9400 blocks Summer Creek Drive
Zoning From: PD 971 for multifamily uses
Zoning To: Site Plan for PD 971
Acres: 10.36539548
Mapsc0: 102VZ
Sector/District: Far Southwest
Commission Date: 6/14/2017
Contact: 817-392-8043



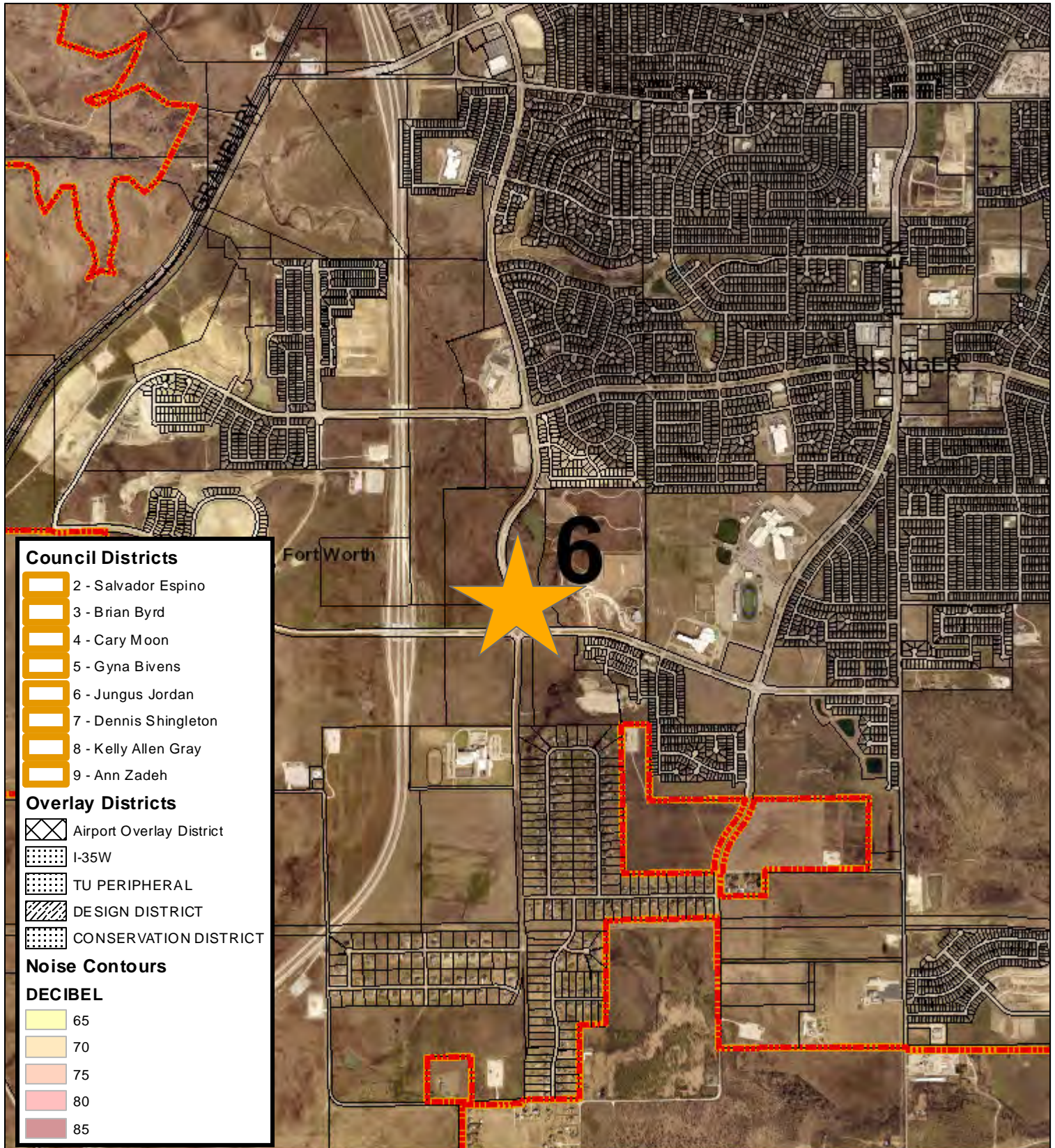
0 210 420 840 Feet

Created: 5/15/2017 5:24:33 PM



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Area Map

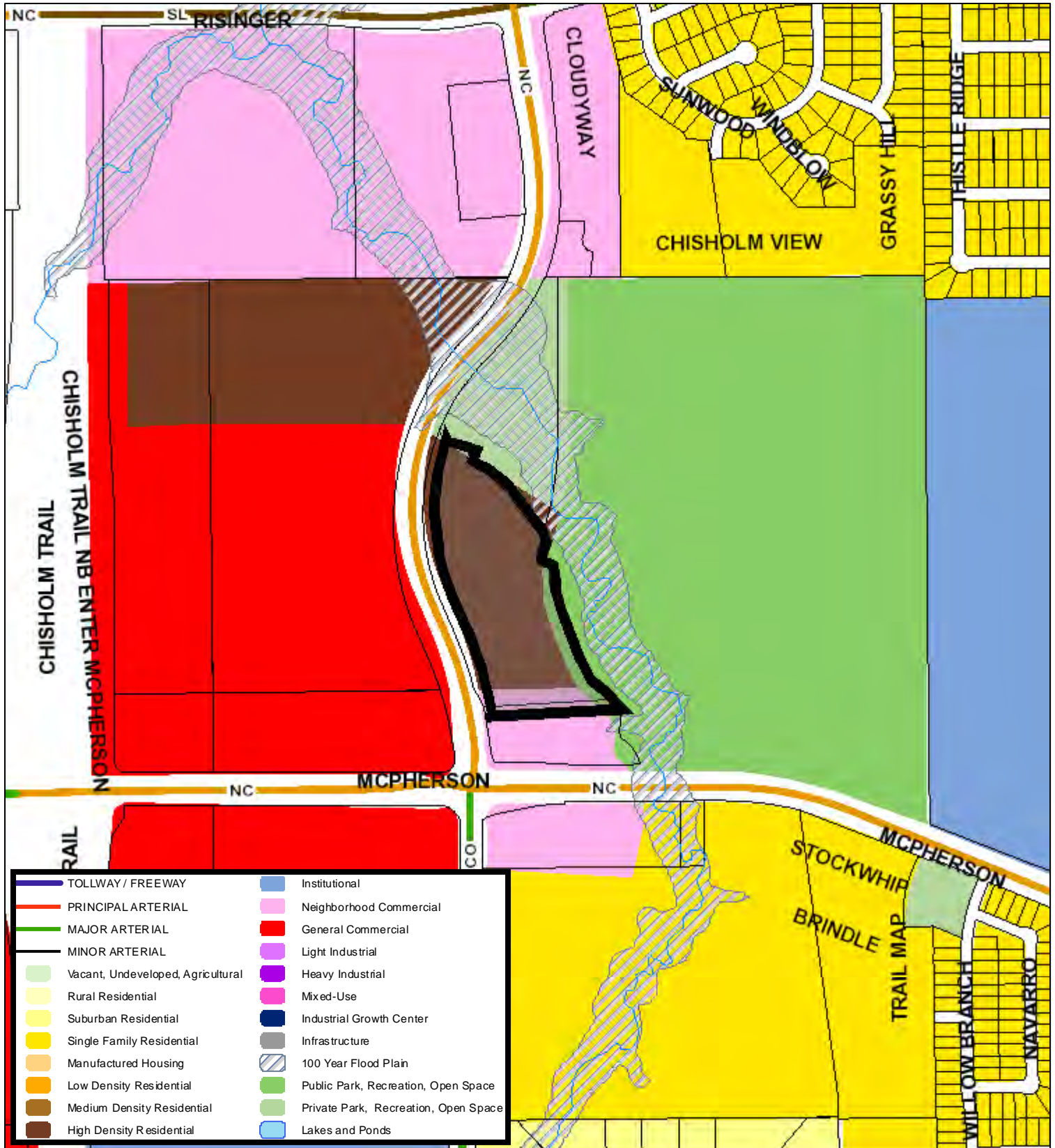


0 1,000 2,000 4,000 Feet



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Future Land Use

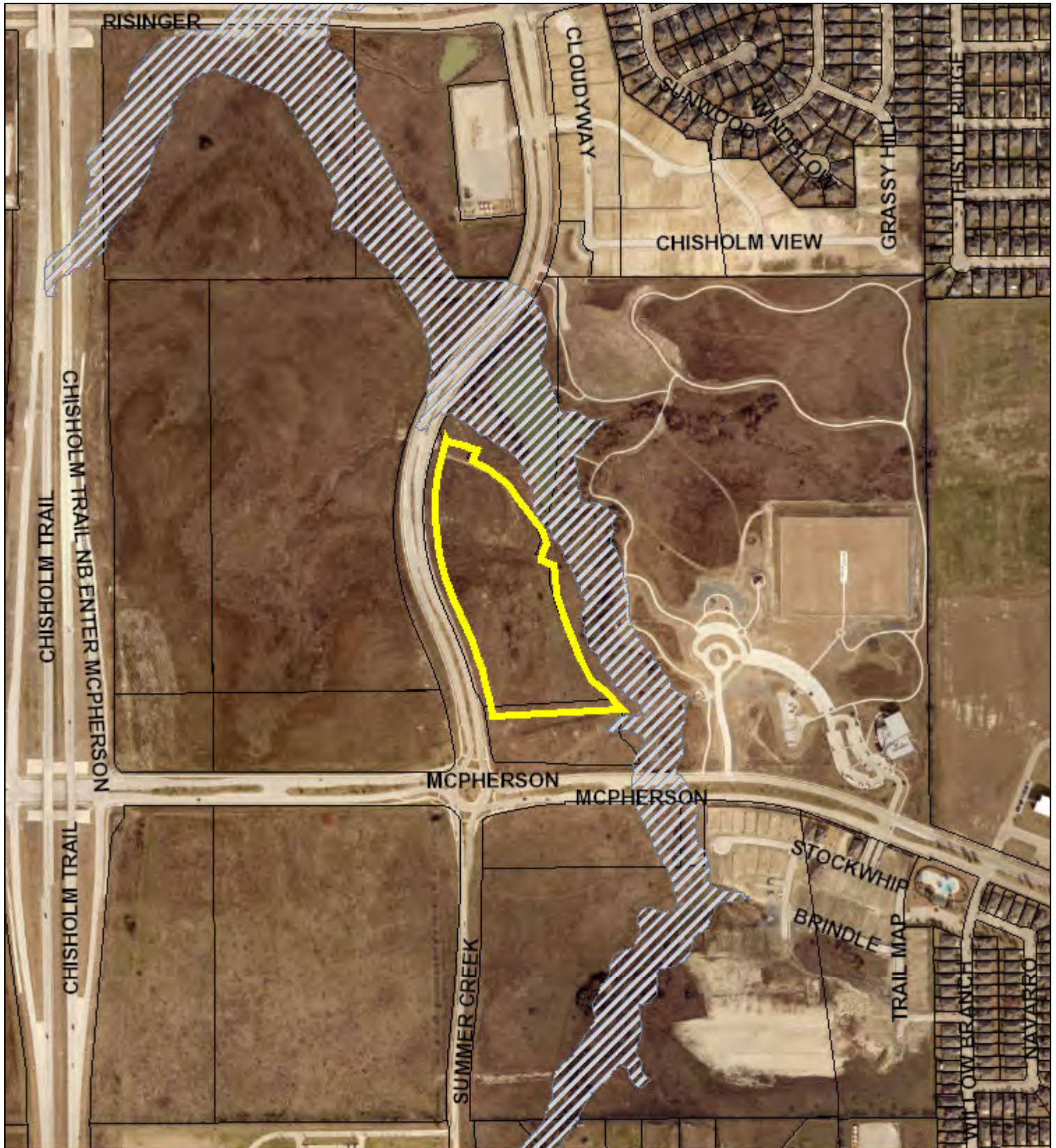


560 280 0 560 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



Aerial Photo Map



Paula Fimbres	2533 Concina Way			Opposition	Spoke at hearing
Pam McAlister	6020 El Campo Ave			Opposition	Spoke at hearing
Peter Arendt	6012 El Campo			Opposition	Sent letter

13. ZC-17-091 UV Towne Crossing LP (CD 7) – 9001 and 9101 Tehama Ridge Pkwy (Presidio Addition, Parts Of Lots 3 & 4, Block B, 5.14 acres) From: “C” Medium Density Multifamily and “G” Intensive Commercial To: PD/G Planned Development for all uses in “G” Intensive Commercial plus mini warehouse; site plan included

Bill Dahlstrom, 901 Main St, Dallas, TX, gave a brief presentation about the proposed development along with the surrounding development. He showed renderings of elevations.

John Gonzales, 2313 Grand Rapids, spoke in opposition. He stated that a mini warehouse would be an eyesore in the retail area and would lower property values. He stated there are 13 storage facilities within 6 miles of the property.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, seconded by Ms. Conlin. The motion passed 6-1 with Mr. Gober voting against.

Document received for written correspondence					ZC-17-091
Name	Address	In/Out 300 ft notification area	Position on case		Summary
Bill Dahlstrom	901 Main St, Dallas, TX		Support		Representing Applicant
John Gonzales	2313 Grand Rapids			Opposition	Spoke at hearing
Reata Ranch HOA				Opposition	
Various				Opposition	3 emails & 4 notices

14. SP-17-010 Chisolm Summer Creek LLC (CD 6) - 9100 - 9400 blocks Summer Creek Drive (Juan Albirado Survey, Abstract No. 4, 10.36 acres) From: PD 971"PD/D" Planned Development for all uses in "D" High Density Multifamily with a maximum of 24 units per acre; site plan required To: Provide required site plan for PD 971 for multifamily

Chance LeBlanc, 550 Bailey Ave #400, representing the applicant, stated they are seeking approval for the site plan for the multifamily development, and mentioned they met with three neighborhood associations at the councilmember's request.

Motion: Following brief discussion, Ms. Runnels recommended Approval of the request, seconded by Ms. Conlin. The motion passed unanimously 7-0.

Document received for written correspondence					SP-17-010
Name	Address	In/Out 300 ft	Position on case		Summary

		notification area			
Chance LeBlanc	550 Bailey Ave #400		Opposition		Representing Applicant
Candleridge HOA				Opposition	
Summer Creek Ranch HOA			Opposition		

15. ZC-17-092 BOA Sorte, LP Et Al. (CD 7) – 9000-9900 blks Park Dr, 8900-9300 Boat Club Rd, 10101, 10125, 10151, 10159 Saginaw (See Exhibit in Case File, 862 acres) From: “AG” Agricultural, “E” Neighborhood Commercial, “I” Light Industrial To: PD/A-5 Planned Development for all uses in “A-5” One-Family with development standards related to lot sizes and lot coverage; site plan waiver requested and “E” Neighborhood Commercial

Marcella Olson, 2040 Glenn Terrace, representing the applicant, gave a presentation showing the differences between the original zoning case and the current proposal. The PD will have a minimum lot size of 6000 square feet along with other development regulations.

Jeff Longspaugh, 7617 Skylake Dr., spoke in opposition. He stated the proposal is not compatible or consistent with the current land uses and the comprehensive plan. He stated there has been a lack of reasonable negotiation.

Melissa Lindelow, 9965 Saginaw, represented adjacent industrial property owners and stated concerns with the existing industrial uses that will be adjacent to the project. They are worried that new residences next to the industrial uses will complain and hurt their business that is allowed by right.

Jay Dennis, 9965 Saginaw, stated there are a lot of heavy trucks on the road as well as a lot of lights. He stated he is worried about retaliation. He asked for a continuance.

David Adams, 9514 Park Dr, spoke in opposition. He wants the applicant to relook at the development.

Richard Henderson, 9510 Park Dr, stated he has lived in the area for 18 years and the infrastructure for more homes is not there. He said he will agree with city staff until they come back with something real.

James Vance, 9516 Park Dr, owns 20 acres nearby. He wanted to know what the price range would be. He believes it will bring down the property values in the area with the small lot development.

During the rebuttal, Ms. Olson stated the price range is \$250,000 to \$400,000. The current roads are not good, but they will be building two 4-lane roads with the development. She stated they would be okay with a unit cap.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, amended to include a 2,500 unit cap and a 100’ landscape buffer between industrial and